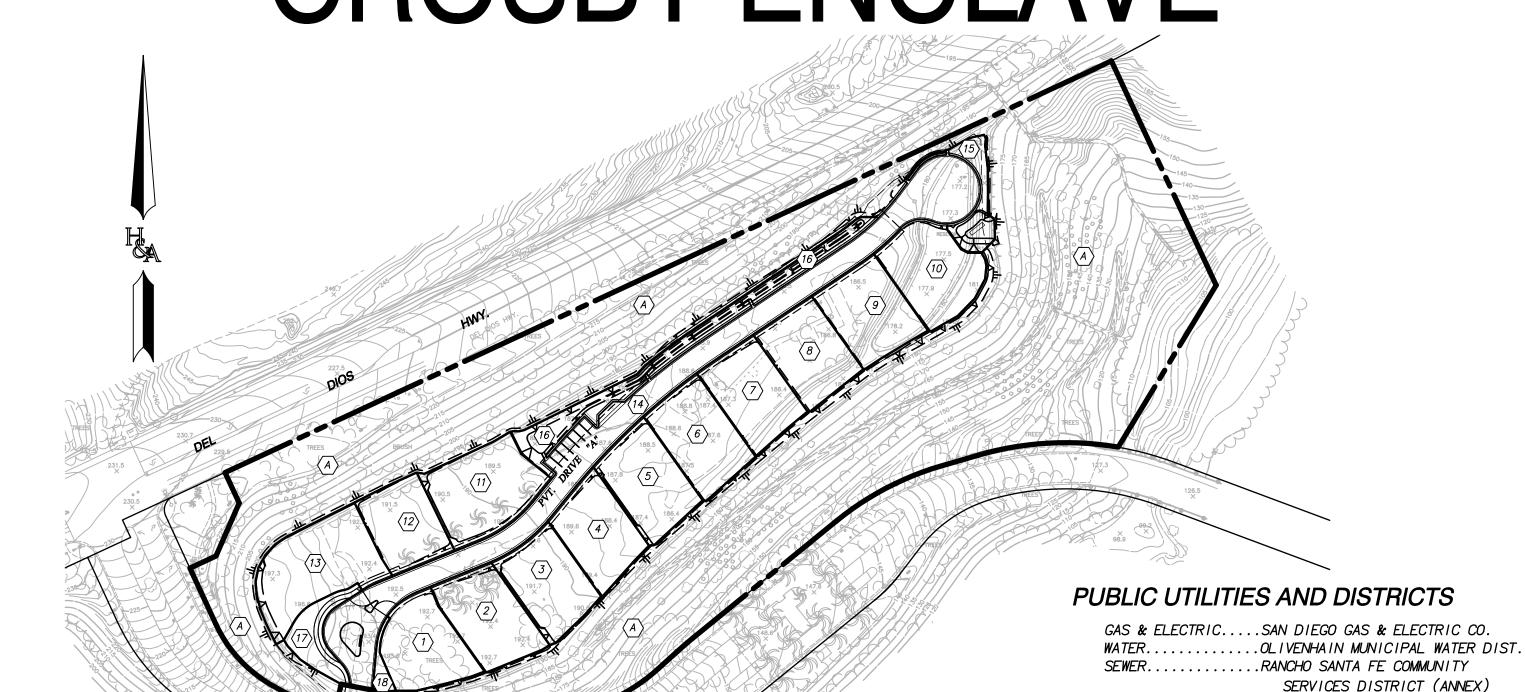
— HIGH SOCIETY WAY SITF -OLD COURSE ROAD **VICINITY MAP** NOT TO SCALE

County Of San Diego Tract TM # 3100-5569 **TENTATIVE MAP** CROSBY ENCLAVE



LEGEND PROJECT BOUNDARY

PROPOSED LOT LINE PROPOSED EASEMENT LINE PROPOSED SEWER MAIN WITH MANHOLE (8" PVC UNLESS OTHERWISE NOTED) EXISTING SEWER MAIN WITH MANHOLE PROPOSED WATER MAIN WITH FIRE HYDRANT (8" UNLESS OTHERWISE NOTED) EXISTING WATER MAIN WITH FIRE HYDRANT PROPOSED CENTERLINE STREET ELEVATION *518.2*

PROPOSED SPOT ELEVATION EXISTING CONTOURS PROPOSED CONTOURS

PROPOSED CUT SLOPE W/ SLOPE GRADIENT (2: 1 MAX) PROPOSED FILL SLOPE W/ SLOPE GRADIENT (2: 1 MAX)

LIMITS OF PROPOSED GRADING _ _ _ _ _ _ _ _ _ EARTHEN SWALE · · · ---- · · · ---- · · · ----

PROPOSED % OF STREET CENTERLINE GRADE EXISTING STREET LIGHT

PROPOSED STORM DRAIN SYSTEM A. INLET OR CATCH BASIN B. CLEANOUT

EXISTING BROW DITCH

PROPOSED CONCRETE BROW DITCH

EXISTING STORM DRAIN SYSTEM RETAINING WALL

TITLE REPORT ITEM NO. (SEE SHEET 5)

PROPOSED LOT NUMBER WITH PAD ELEVATION

ABBREVIATIONS

FLOOD PLAIN VERTICAL CURVE MANHOLE REINFORCED CONCRETE RCP STORM DRAIN NOT TO SCALE ELEVATION FLOW LINE TOP OF WALL FINISH SURFACE

STANDARD

SEWER WATER RECLAIMED WATER INVERT ELEVATION R/W RIGHT OF WAY PROPERTY LINE GRADE BREAK POINT OF

2%_

·

======

 $\langle 5 \rangle$

FF 188.5 P 187.8

INTERSECTION (V.C.) FINISH FLOOR ELEVATION PAD ELEVATION GROSS SQ. FT.

P.O.C. POINT OF CONNECTION

SPECIAL ASSESSMENT ACT STATEMENT

A REQUEST TO THE BOARD OF SUPERVISORS FOR PERMISSION TO INITIATE PROCEEDINGS UNDER THE SPECIAL ASSESSMENT ACT FOR CONSTRUCTION OF ANY SUBDIVISION IMPROVEMENTS IS NOT BEING MADE AT THIS TIME.

PARK LAND DEDICATION STATEMENT

PURSUANT TO CHAPTER 1 OF DIVISION 10 OF TITLE 8 OF THE SAN DIEGO COUNTY CODE, THE SUBDIVIDER SHALL PAY PARK IN LIEU FEES.

SOLAR ACCESS STATEMENT

THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81.401 (M) OF THE COUNTY OF SAN DIEGO SUBDIVISION ORDINANCE. ALL RESIDENTIAL UNITS WITHIN THIS SUBDIVISION SHALL HAVE A MINIMUM OF 100 SQUARE FEET OF UNOBSTRUCTED SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS

LEGAL DESCRIPTION

LOT 269 OF COUNTY OF SAN DIEGO TRACT NO. 5073-5, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 14351, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 6, 2002.

EXCEPTING THEREFROM ANY AND ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS RIGHTS AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, GEOTHERMAL STEAM AND OTHER MATERIAL RESOURCES AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE WITHIN OR UNDER THE PROPERTY, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFOR AND STORING IN AND REMOVING THE SAME FROM THE PROPERTY OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE CONVEYED HEREBY, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO,THROUGH OR ACROSS THE SUBSURFACE OF THE PROPERTY, AND TO BOTTOM SUCH WHIPSOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE AND OPERATE ON, IN OR THROUGH THE SURFACE OR THE UPPER FIVE HUNDRED (500) FEET OF THE SUBSURFACE OF THE PROPERTY, AS RESERVED BY STARWOOD—SANTA FE VALLEY PARTNERS, A CALIFORNIA GENERALPARTNERSHIP IN GRANT DEED RECORDED NOVEMBER 24, 2010 AS INSTRUMENT NO. 2010-0648877 OF OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM ANY AND ALL WATER, WATER RIGHTS OR INTERESTS THEREIN APPURTENANT OR RELATING TO THE PROPERTY OR OWNED OR USED BY GRANTOR IN CONNECTION WITH OR WITH RESPECT TO THE PROPERTY (NO MATTER HOW ACQUIRED BY THE GRANTOR), WHETHER SUCH WATER, WATER RIGHTS OR INTERESTS THEREIN SHALL BE RIPARIAN, OVERLYING, APPROPRIATIVE, LITTORAL, PERCOLATING, PRESCRIPTIVE, ADJUDICATED, STATUTORY OR CONTRACTUAL, TOGETHER WITH THE RIGHT AND POWER TO EXPLORE, DRILL, REDRILL, REMOVE AND STORE THE SAME FROM OR IN THE THE PROPERTY OR TO DIVERT OR OTHERWISE UTILIZE SUCH WATER, WATER RIGHTS OR INTERESTS THEREIN OR ANY OTHER PROPERTY OWNED OR LEASED BY GRANTOR; BUT WITHOUT, HOWEVER ANY RIGHT TO ENTER UPON THE SURFACE OF THE PROPERTY IN THE EXERCISE OF SUCH RIGHTS, AS RESERVED BY STARWOOD-SANTA FE VALLEY PARTNERS, A CALIFORNIA GENERAL PARTNERSHIP IN GRANT DEED RECORDED NOVEMBER 24, 2010 AS INSTRUMENT NO. 2010-0648877 OF OFFICIAL

EASEMENT LEGEND

SEE SHEET 5 FOR EASEMENT AND TITLE INFORMATION - TITLE INFORMATION IS PER THE PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED FEBRUARY 17, 2011.

PROPOSED LOT DATA

	LOI ANLA	I AD ANLA	FAD	
	(SF)	(SF)	ELEVATION	
1	7,159	6,991	194.1	
2	7,492	7,089	193.5	
3	7,202	6,645	190.6	
4	6,933	6,581	189.9	
5	7,623	7,099	187.8	
6	7,650	7,319	187.1	
7	7,163	6,813	186.4	
8	6,932	6,577	185.3	
9	7,362	7,097	184.8	
10	7,969	7,706	184.2	
11	9,093	8,310	190.9	
12	6,278	5,787	194.3	
13	10,376	9,570	195.1	
RES. SUBTOTAL SF	99,232	93,584	-	
RES. SUBTOTAL AC	2.28	2.15	-	
RES. MIN. SF	6,278	5,787	-	
RES. MAX. SF	10,376	9,570	-	
RES. AVG SF	7,633	7,199	-	
14 (PVT ST)	30,529	-	-	
15 (HOA)	2,642	-	-	
16 (HOA)	6,957	-	-	
17 (HOA)	3,116	-	-	
18 (HOA)			-	
A (HOA) 207,443		-	ı	
SUBTOTAL SF	251,358	-	-	
SUBTOTAL AC	5.77	-	-	
TOTAL SF	350,590	-	-	
TOTAL AC	8.05	-		

MAY BE SUBJECT TO MINOR REVISIONS AT FINAL ENGINEERING.

SLOPE ANALYSIS (ENTIRE SITE)

	•	,
SLOPE RANGE (%)	PLAN AREA (AC)	% OF TOTAL AREA
0-15	4.16	51.64%
15-25	0.55	6.83%
25-50	2.22	27.59%
50+	1.12	13.94%
TOTAL	8.05	100.00%
≥25% W/ MIN. 50' RISE *	0.1	1.62%
		**

THE AREA DESIGNATED AS STEEP SLOPE ON THIS EXHIBIT DOES NOT OF EARLIER DEVELOPMENT ACTIVITIES IN THE SPECIFIC PLAN AREA.

SLOPE ANALYSIS (LOT BY LOT)

LOT#	GROSS LOT AREA (SF)	AREA IN STEEP SLOPES		ALLOWABLE ENCROACHMENT		PROPOSED ENCROACHMENT	
		SF	(%)	ACRES	(%)	SF	(%)
1	7,159	0	0%	0.02	10%	0	0%
2	7,492	0	0%	0.02	10%	0	0%
3	7,202	0	0%	0.02	10%	0	0%
4	6,933	0	0%	0.02	10%	0	0%
5	7,623	0	0%	0.02	10%	0	0%
6	7,650	0	0%	0.02	10%	0	0%
7	7,163	0	0%	0.02	10%	0	0%
8	6,932	0	0%	0.02	10%	0	0%
9	7,362	0	0%	0.02	10%	0	0%
10	7,969	0	0%	0.02	10%	0	0%
11	9,093	0	0%	0.02	10%	0	0%
12	6,278	0	0%	0.01	10%	0	0%
13	10,376	0	0%	0.02	10%	0	0%

LOTS BECAUSE THE PROJECT DOES NOT HAVE ANY RPO STEEP SLOPES ONSITE AS DEFINED

	(SF)	(SF)	ELEVATION
1 7,159		6,991	194.1
2 7,492		7,089	193.5
3	7,202	6,645	190.6
4	6,933	6,581	189.9
5	7,623	7,099	187.8
6	7,650	7,319	187.1
7	7,163	6,813	186.4
8	6,932	6,577	185.3
9	7,362	7,097	184.8
10	7,969	7,706	184.2
11	9,093	8,310	190.9
12	6,278	5,787	194.3
13	10,376	9,570	195.1
RES. SUBTOTAL SF	99,232	93,584	-
RES. SUBTOTAL AC	2.28	2.15	-
RES. MIN. SF	6,278	5,787	-
RES. MAX. SF	10,376	9,570	-
RES. AVG SF	7,633	7,199	-
14 (PVT ST)	30,529	-	-
15 (HOA)	2,642	-	-
16 (HOA)	6,957	-	-
17 (HOA)	3,116	-	-
18 (HOA)	671	-	-
A (HOA)	207,443	-	-
SUBTOTAL SF 251,358		-	-
SUBTOTAL AC 5.77		-	-
TOTAL SF	350,590	-	-
TOTAL AC 8.05		_	_

KEY MAP

LOT AREA PAD AREA PAD

MEET THE DEFINITION OF RPO STEEP SLOPE BECAUSE IT WAS PREVIOUSLY SUBSTANTIALLY ALTERED BY A PREVIOUS LEGAL GRADING PLAN AS PART

SHEET INDEX

SPECIAL AREA REGULATIONS D1,D3/-/F/F

CIVIL SHT. C1	TITLE SHEET
CIVIL SHT. C2	DETAILS / WAIVER REQUESTS
CIVIL SHT. C3	PROJECT DESIGN
CIVIL SHT. C4	EXISTING TOPOGRAPHY & BOUNDARY
CIVIL SHT. C5	RECORD BOUNDARY & ENCUMBRANCES
CIVIL SHT. C6	SITE PLAN
CIVIL SHT. C7	FIRE SETBACKS & FIRE HYDRANTS
CIVIL SHT. C8	FENCING, WALLS & DETAILS
CIVIL SHT. C9	ARCHITECTURE PLAN 1 A ELEVATIONS
CIVIL SHT. C10	ARCHITECTURE PLAN 1 B ELEVATIONS
CIVIL SHT. C11	ARCHITECTURE PLAN 1 C ELEVATIONS
CIVIL SHT. C12	ARCHITECTURE PLAN 1 ROOF PLANS
CIVIL SHT. C13	ARCHITECTURE PLAN 2 A ELEVATIONS
CIVIL SHT. C14	ARCHITECTURE PLAN 2 B ELEVATIONS
CIVIL SHT. C15	ARCHITECTURE PLAN 2 C ELEVATIONS
CIVIL SHT. C16	ARCHITECTURE PLAN 2 ROOF PLANS
CIVIL SHT. C17	ARCHITECTURE PLAN 3 ELEVATION

POLICE..... COUNTY SHERIFFS DEPARTMENT

SCHOOLS.....SOLANA BEACH ELEMENTARY &

EARTHWORK / GRADING QUANTITIES

AERIAL TOPOGRAPHY: R. J. LUNG & ASSOCIATES

SUITE E

2382 WALNUT AVENUE,

TUSTIN, CA 92780

(714) 832–2077

MAY 27, 2011

DESC: ES 0012" - 1" IRON PIPE LS 2318

1000' N. FROM PASEO DELICIAS

RECORD FROM: RECORD OF SURVEY 14492

ELEV: 270.852 DATUM: NGVD 29

LOC: MONUMENT ON EAST SIDE OF MONTEVIDEO,

EXISTING

S88/RR/A70/S88

40,000/2 AC./8 AC./8 AC. 6,000

S/V/V/V

L/B/B/B

G/G/G/G

V/A/A/A

A/-/-/-

RAW CUT: APPROX. 5,200 C.Y.

CONTOUR INTERVALS: 1 AND 5 FEET

SOURCE OF TOPOGRAPHY

TOTAL PROJECT

ZONING

USE REGULATIONS

DENSITY

LOT SIZE

HEIGHT

SETBACK

OPEN SPACE

BUILDING TYPE

LOT COVERAGE

MAX FLOOR AREA

FLOOR AREA RATIO

ANIMAL REGS

FIRE......RANCHO SANTA FE FIRE PROTECTION

SAN DIEGUITO UNION HIGH SCHOOL

GENERAL NOTES

TOTAL EXISTING GROSS SITE AREA: 8.05 ACRES TOTAL PROPOSED GROSS SITE AREA: 8.05 ACRES TOTAL NET SITE AREA: 3.29 ACRES (NET SITE AREA = GROSS SITE AREA MINUS OS LOT A) 2. TOTAL NUMBER OF LOTS: RESIDENTIAL LOTS: PVT. ST. LOT (LOT 14) COMMON HOA LOTS (LOT 15-18) MASTER HOA LOT (LOT A): AVERAGE LOT SIZE: APPROX. 7.633 SF MINIMUM NET LOT SIZE: *APPROX.* 6,278 SF AMOUNT OF IMPERVIOUS SURFACE: APPROX. 1.59 ACRES

TOTAL NUMBER OF RESIDENTIAL UNITS: 13 SINGLE FAMILY ASSESSOR'S PARCEL NUMBERS: 267-190-03

EXISTING GENERAL PLAN LAND USE DESIGNATION: SR-2 (SEMI-RURAL RESIDENTIAL) & OPEN SPACE (CONSERVATION)

EXISTING GENERAL PLAN REGIONAL CATEGORY: SEMI-RURAL

EXISTING ZONING: S88/A70/RR - SEE ZONING BOX THIS SHEET

PROPOSED ZONING: SEE ZONING BOX THIS SHEET GROSS DENSITY: 1.61 DU/AC (13 DU'S/8.05 GROSS AC.)

NET DENSITY: 3.95 DU/AC (13 DU'S/3.29 NET AC.) EXISTING USE: MASTER DEVELOPER ADMINISTRATIVE OFFICES (TEMP TRAILER)

10. PROPOSED USE: SINGLE FAMILY RESIDENTIAL

11. TAX RATE AREA: 87213

12. THOMAS BROTHERS COORDINATES: 1148 J7 & 1149 A7 13. COMMUNITY PLAN/SUBREGIONAL AREA: SAN DIEGUITO COMMUNITY PLANNING AREA

14. SPA AREA: SANTA FE VALLEY SPA - PLANNING AREA II (SUBAREA II.31)

GENERAL DESIGN NOTES

NO PUBLIC STREETS ARE PROPOSED WITH THIS PROJECT.

A PROPOSED PRIVATE ROAD MAINTENANCE AGREEMENT MODIFIED TO INCORPORATE A PRIVATE DRAINAGE MAINTENANCE AGREEMENT PER SAN DIEGO COUNTY CODE OF REGULATORY ORDINANCES SECTION 81.402(c)(1) & SECTION 81.703(c)(1) TO INCLUDE THE FOLLOWING: A. ROAD MAINTENANCE-ONSITE FOR PVT. DR. A

B. DRAINAGE MAINTENANCE-ALL COMMON DRAINAGE STRUCTURES MUTUALLY BENEFITING THE

PROPOSED 13 LOTS.

ALL PROPOSED UTILITIES SHALL BE UNDERGROUND. EASEMENTS SHALL BE PROVIDED AND/OR REMOVED AS NECESSARY PER THE APPROPRIATE DISTRICTS.

CONTOUR INTERVALS: 1 & 5 FEET.

MANUFACTURED SLOPE RATIOS SHALL BE VARIABLE (2 : 1 MAX). FINISHED GRADES ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE AT FINAL DESIGN AND

SHALL BE CONSISTENT WITH THE COUNTY'S SUBSTANTIAL CONFORMANCE GUIDELINES. PRELIMINARY GEOTECHNICAL INVESTIGATION INFORMATION WAS OBTAINED FROM THE PRELIMINARY GEOTECHNICAL REPORT PREPARED BY: GEOCON DATED 6-17-11 (PROJ. #

8. ALL BROW DITCHES SHALL BE SIZED AND BUILT PER THE APPROVED FINAL GRADING PLAN &

STREET DESIGN, LANDSCAPING AND FIRE HYDRANTS SHALL CONFORM TO THE COUNTY DESIGN

STANDARDS AND AS REQUIRED BY THE COUNTY ENGINEER. 10. THE SUBDIVIDER/DEVELOPER SHALL PROVIDE AND INSTALL APPROVED STREET LIGHT STANDARDS AND FIXTURES IN THE TYPE AND NUMBER APPROVED BY THE COUNTY OF SAN DIEGO AND THE

PUBLIC WORKS DEPARTMENT. 11. PURSUANT TO CHAPTER 1 OF DIVISION 10 OF TITLE 8 OF THE SAN DIEGO COUNTY CODE, THE

SUBDIVIDER SHALL PAY PARK IN-LEU FEES IF NECESSARY.

12. AUTOMATIC SPRINKLERS SHALL BE INSTALLED IN ALL OCCUPANCIES.

13. GATED ENTRY DESIGNED PER WAIVER REQUEST #2 ON SHEET 2.

14. ALL PROPOSED CURBS SHALL BE COLORED CONCRETE TO MATCH THE CROSBY MASTER PLAN DESIGN STANDARDS.

LAND DIVISION STATEMENT

I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT OF THE PROPERTY SHOWN ON THE TENTATIVE MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE MAP IS SHOWN. I UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY. "FREEWAY" AS DEFINED IN SECT. 23.5 OF THE STREETS AND HIGHWAYS CODE, SHALL NOT BE CONSIDERED AS ROADS AND STREETS. I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT EXECUTED THIS ______ DAY OF _____, 2013, AT SAN DIEGO COUNTY, CALIFORNIA.

OWNER

PROPOSED

RS

__

G

Α

Por F, D1

CWV CROSBY ENCLAVE, LLC A DELAWARE LIMITED LIABILITY COMPANY 5927 PRIESTLY DRIVE, SUITE 103 CARLSBAD, CA 92008 (760) 918-2823

CALIFORNIA WEST COMMUNITIES 5927 PRIESTLY DRIVE, SUITE 103 CARLSBAD, CA 92008 (760) 918-2823

SUBDIVIDER

04/18/13 DATE: REPRESENTATIVE

02.21.12 DATE: REPRESENTATIVE



DAVID A. HAMMAR R.C.E. 34757 MY REGISTRATION EXPIRES ON 9/30/13

PREPARED BY: DATE BY NO. REVISIONS ICA SUBMITTAL 3/30/11 H&A MAJOR PRE-APP SUBMITTAL 7/26/11 H&A FULL SUBMITTAI 10/24/11 H&A INTERIM RE-SUBMITTAL 02/07/12 H&A 02/24/12 H&A INTERIM RE-SUBMITTAL PLANNING 9707 Waples Street 03/09/12 H&A SUBMITTAL ENGINEERING San Diego, Ca 92121 SUBMITTAL 06/04/12 H&A SURVEYING PH(858)558-4500 · FX(858)558-1414 SUBMITTAL 04/18/13 H&A

TENTATIVE MAP

COUNTY OF SAN DIEGO TRACT TM # 3100-5569 \mid C 1 CROSBY ENCLAVE

COUNTY OF SAN DIEGO, CALIFORNIA

SHEET

DATE